



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

March 21, 2012

Steven D. Freidland
Applegate & Thorne-Thomsen, P.C.
Attorneys At Law
626 West Jackson Blvd.
Suite 400
Chicago, IL 60661

Re: Administrative Relief request for Residential Planned Development No. 155

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 155 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting, on behalf of the property owner, TCB St. Stephens Limited Partnership (the "Applicant"), to decrease the amount of dwelling units from 261 to 247 units and to decrease the amount of parking spaces from 191 to 179 spaces. The Applicant is proposing to renovate and rehabilitate the existing development which consists of three 7-story mid-rise buildings and twelve 2-story town home buildings. As part of the renovation, 14 of the existing dwelling units will be removed and converted to community space.


The parking areas will also be renovated and landscaped as shown on the Proposed Site Plan, dated February 9, 2012. The Planned Development was passed by City Council on October 13, 1976, and originally required a minimum of 261 parking spaces. A minor change was granted on July 25, 1991, which reduced the minimum parking from 261 to 191 spaces. This resulted in a parking ratio of 0.73, similar to the now proposed parking ratio of 0.72. Additionally, the redevelopment of the site would qualify as government subsidized multi-unit housing under Section 17-10-0207-C of the Zoning Ordinance and based on unit sizes of 600-1,200 square feet, a parking ratio of 0.70 spaces per unit (less than the proposed 0.72) would be required.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these proposed reductions in dwelling units and parking spaces will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 155, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

July 25, 1991

Mr. Doug Faulkner
Professional Properties Inc.
2333 West Jackson
Chicago, Illinois 60610

Dear Mr. Faulkner:

Re: Residential Planned
Development No. 155
2333 West Jackson

Please be advised that your request for minor changes to Residential Planned Development No. 155 has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to reduce the required number of off-street parking spaces from 261 to 191. This reduction in the number of parking spaces is necessary in order to close six points of ingress and egress to the St. Stephen Terrace apartment complex and in order to reroute traffic through the complex. You stated that this minor change was necessary in order to provide additional security. You also stated that the tenants of St. Stephens Terrace are in agreement with the parking changes and that the tenants support the scheme. This change will not alter the handicapped parking arrangement and five handicapped spaces will remain.

With regard to your request, the Department of Planning has determined that the modifications would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that these minor changes will not:

1. Change the character of this development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent of land coverage for the site;
5. Reduce the periphery setbacks or distance between structures.

Mr. Doug Faulkner 7-25-91
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Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning hereby authorizes and approves the following minor change to Residential Planned Development No. 155:

1. A reduction in the number of off-street parking spaces from 261 to 191.

Sincerely,

Charles Thurow
Acting Commissioner

of W. Hubbard Street and a line drawn from a point on the centerline of the alley next south of W. Hubbard Street 219.36 feet west of the west line of N. Orleans Street to a point on the centerline of W. Kinzie Street 220.25 feet west of the west line of N. Orleans Street

to the designation of a Residential-Business Planned Development, as amended, which is hereby established in the above-described area, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3873-3881 of this Journal]

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 2-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all C1-3 Restricted Commercial District and R5 General Residential District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Oakley Avenue; W. Van Buren Street and S. Western Avenue

to the designation of Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3882-3886 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Residential Planned Development Number 100 as shown on Map No. 3-F of the Chicago Zoning Ordinance in the area bounded by

W. Wendell Street; a line 102.4 feet west of N. LaSalle Street; a line 229.82 feet north of W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Franklin Street

is hereby rescinded and all of the R5 General Residence District, R6 General Residence District, B4-3 Restricted Service District, C1-3 Restricted Commercial District and C1-4 Restricted Commercial District symbols and designations in effect as of June 21, 1973, the date immediately prior to passage of Planned Development No. 100, are hereby reestablished.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; the alley next east of and parallel to N. Wells Street; a line 93 feet south of and parallel to W. Elm Street and N. Wells Street

to those of an R6 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District and C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Wells Street

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3887-3891 of this Journal]

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 3-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 599.5 feet north of and parallel to W. Goethe Street; the alley next east of N. Clark Street; W. Division Street; N. LaSalle Street; a line 105.5 feet north of and parallel to W. Division Street; the alley next east of N. LaSalle Street; the alley next north of W. Division Street and N. Clark Street

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk

(continued on page 3892)

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A1464

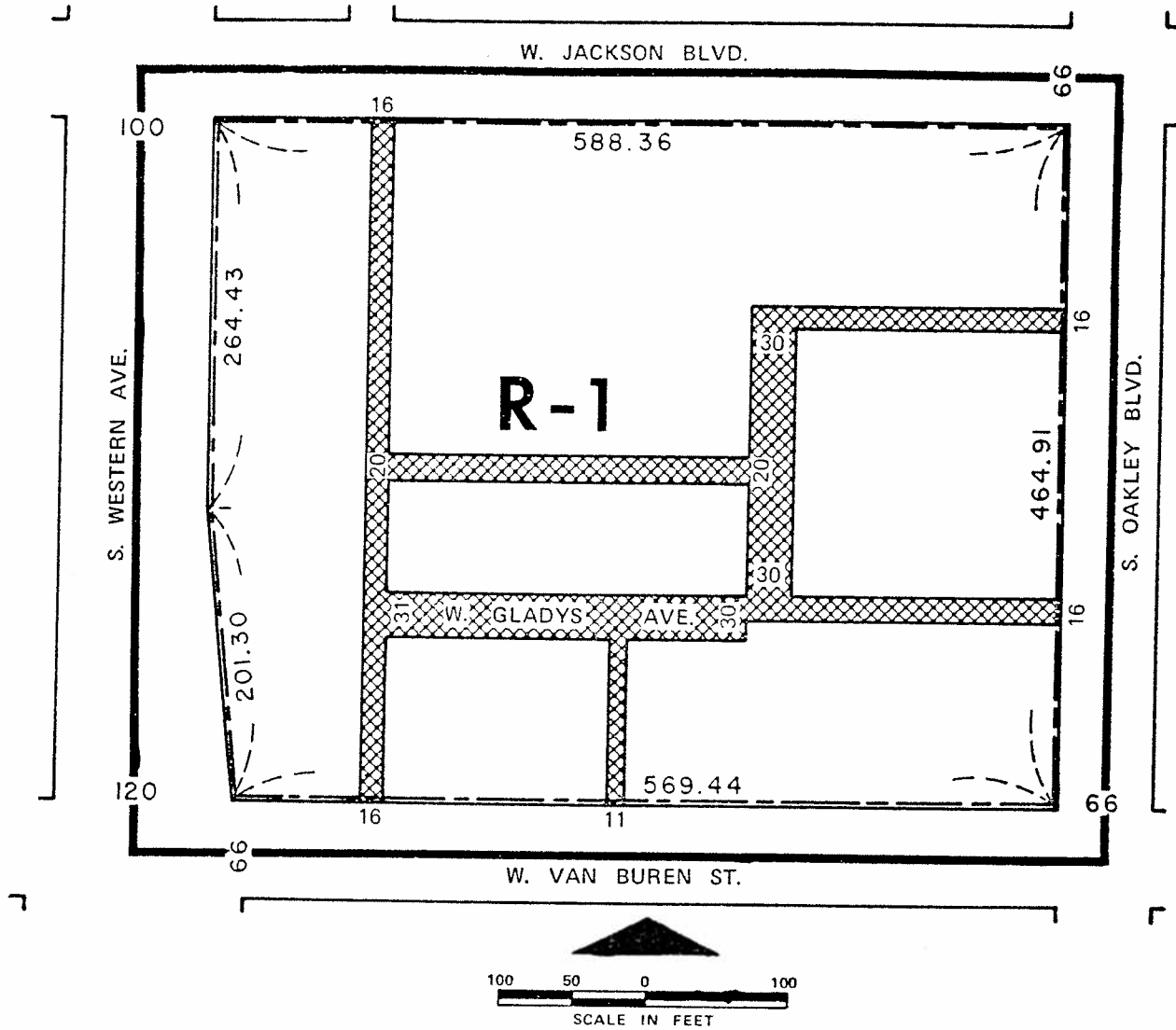
RESIDENTIAL PLANNED DEVELOPMENT No. 155
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as the Central West Disposition Parcel R-1.
2. Any dedication or vacation of streets or resubdivision of parcels, shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
3. Off-street parking and off-street loading facilities shall be provided in compliance with the Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of the Central West Disposition Parcel R-1.
5. Any dedication or vacation of streets and alleys or easements, or adjustments or right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the City Council.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles, there shall be no parking within such paved areas.
7. Use of the land will consist of Elevator Apartment Structures with a Community Area and Day Care Centers, Townhouse Structures, Maintenance-Office Building, off-street parking and loading and private recreation areas.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as adopted by the Commissioner of the Department of Development and Planning.

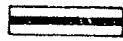
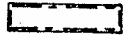

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: AUGUST 3, 1976

RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



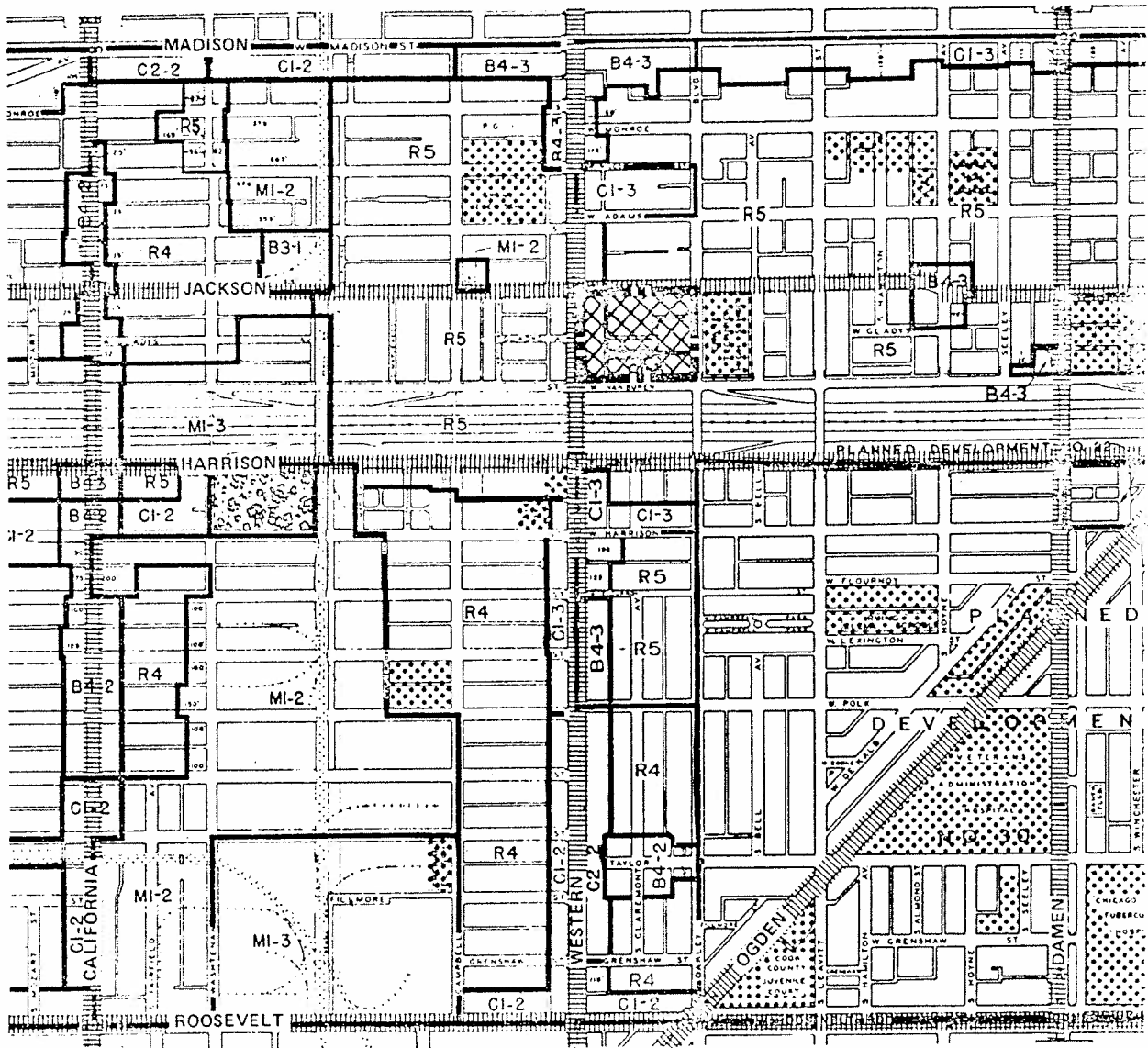
LEGEND






-  PLANNED DEVELOPMENT BOUNDARY
-  CENTRAL WEST DISPOSITION PARCEL R-1
-  STREET AND ALLEYS TO BE VACATED

APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE: AUGUST 3, 1976

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



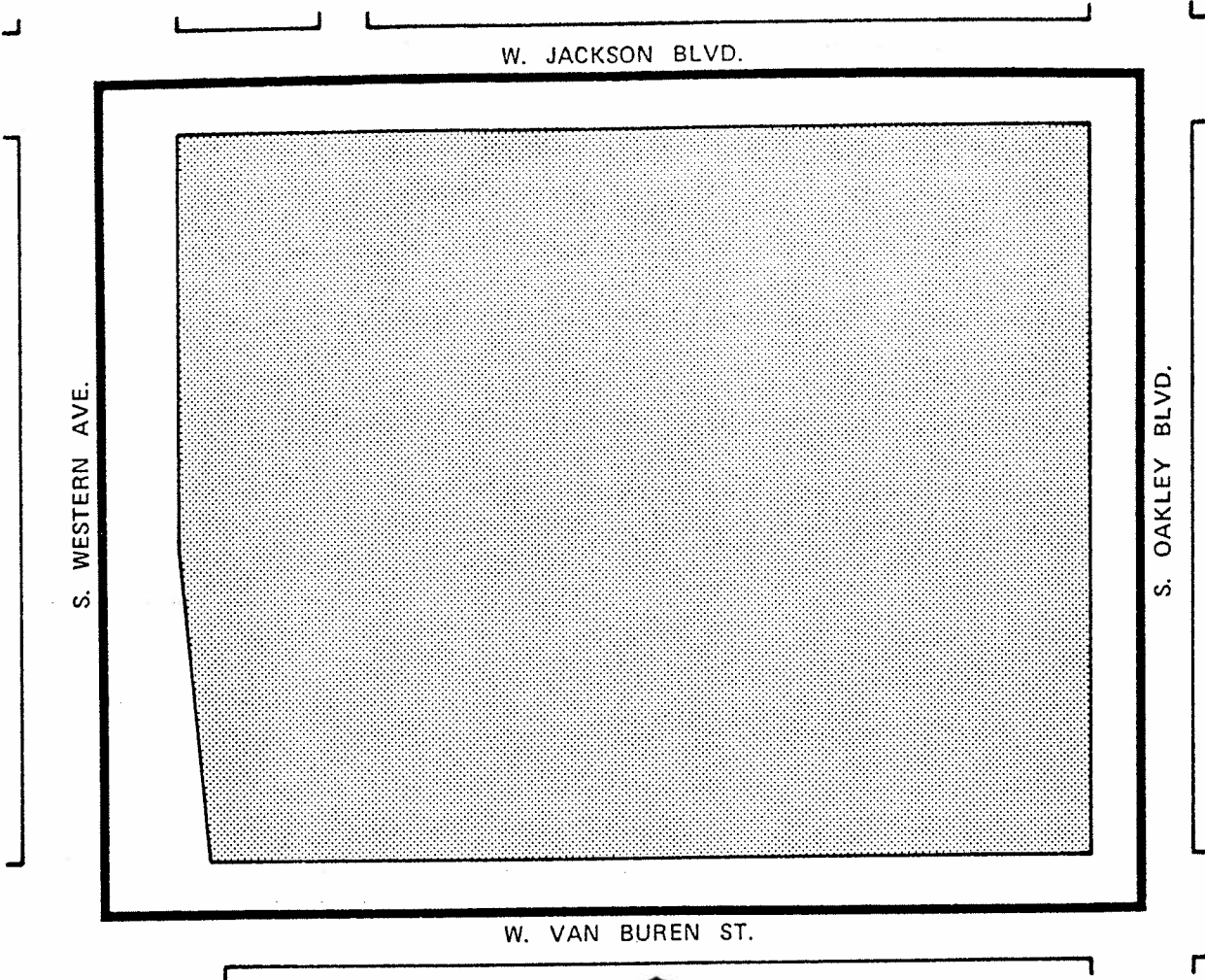
- LEGEND
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
 -  ZONING DISTRICT BOUNDARIES
 -  PREFERENTIAL STREETS
 -  PARKS AND PLAYGROUNDS
 -  PUBLIC AND QUASI-PUBLIC FACILITIES





APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: AUGUST 3, 1976

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ELEVATOR APARTMENT STRUCTURES WITH COMMUNITY AREA AND DAY CARE CENTERS, TOWNHOUSE STRUCTURES, MAINTENANCE - OFFICE BUILDING, OFF - STREET PARKING AND LOADING AND PRIVATE RECREATION AREAS

APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO

DATE: AUGUST 3, 1976

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PER- CENTAGE OF LAND COVERED
SQUARE FEET	ACRES				
271,606.3	6.24	Elevator Apartment Structures with Community Area and Day Care Centers, Townhouse Structures, Maintenance-Office Building, Off-street parking and loading and private recreation areas.	261	1.0	30%

8.18 ACRES GROSS SITE AREA = 6.24 ACRES NET SITE AREA + 1.94 ACRES PUBLIC STREETS AND ALLEYS AREA

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.0

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 42

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

100% TOWNHOUSES	66	SPACES
100% ELEVATOR	195	SPACES
TOTAL = 261 SPACES		

OFF-STREET LOADING FACILITIES WILL BE PROVIDED AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE R-5 GENERAL RESIDENCE DISTRICT.

MINIMUM SETBACKS: ALL BOUNDARIES 12'
BETWEEN FACING BUILDINGS 36'

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: AUGUST 3, 1976